



City of Grand Island

Tuesday, April 11, 2017

Council Session

Item F-1

#9629 - Consideration of Creation of Sanitary Sewer District No. 540T; West US Highway 30 & Engleman Road / West Park Plaza Sanitary Sewer Extension

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Marvin Strong PE, Wastewater Treatment Plant Engineer

Meeting: April 11, 2017

Subject: Consideration of Creation of Sanitary Sewer District No. 540T; West US Highway 30 and Engleman Road / West Park Plaza Sanitary Sewer Extension

Presenter(s): John Collins, Public Works Director

Background

Council action is needed to create a sanitary sewer district. Wastewater staff is being proactive with this sanitary sewer district by placing infrastructure prior to the new west US Highway 30 realignment project, which is scheduled for construction in 2020. After the highway realignment project is complete it will be very costly to perform trenchless crossings to install this infrastructure.

Discussion

This tap district will have the ability to serve areas that are yet to be developed, which is anticipated to change with the west US Highway 30 realignment project. Sewer will become available to approximately 250 properties that currently do not have access; the majority of these properties are within the West Park Plaza Mobile Home Park.

If the district is created the sanitary sewer costs would be assessed to the properties through a sanitary sewer tap district.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the creation of Sanitary Sewer District No. 540T.

Sample Motion

Move to approve the Ordinance.

ORDINANCE NO. 9629

An ordinance creating Sanitary Sewer District No. 540T of the City of Grand Island, Nebraska; defining the boundaries thereof; providing for the laying of sanitary sewer mains in said district; providing for plans and specifications and securing bids; providing for the connection fee for connecting to such sanitary sewer; providing for certification to the Register of Deeds of the connection fee; and providing for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Sanitary Sewer District No. 540T is hereby created for the construction of:

A fifteen (15.0) inch gravity Sanitary Sewer Main and appurtenances thereto within Section Twenty Seven (27), Township Eleven (11) North, Range Ten (10) and Section Twenty Six (26), Township Eleven (11) North, Range Ten (10), all in the City of Grand Island, Hall County, Nebraska.

Approved as to Form	☐ _____
April 7, 2017	☐ City Attorney

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SECTION 2. The boundaries of such sanitary sewer district shall be as follows:

A SANITARY SEWER TAP DISTRICT COMPRISING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY SEVEN (27), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10); PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY SEVEN (27), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10); PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10); PART OF THE NORTHWEST QUARTER OF SECTION TWENTY SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10); PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY SIX (26), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10), ALL WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY SIX (26), SAID POINT BEING 2,338.6 FEET EAST OF THE NORTHWEST CORNER OF SECTION TWENTY SIX (26); SAID POINT BEING THE ACTUAL POINT OF BEGINNING; THENCE CONTINUING EASTERLY TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4), A DISTANCE OF 300 FEET, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY SIX (26); THENCE CONTINUING EASTERLY ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4), A DISTANCE OF 329.5 FEET; THENCE RUNNING SOUTHERLY ON THE EAST LINE OF PERSON'S SUBDIVISION AND THE PROLONGATION THEREOF, TO THE SOUTHEAST CORNER OF LOT FORTY FIVE (45) PERSON'S SUBDIVISION, A DISTANCE OF 1,352.2 FEET; THENCE RUNNING EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SECTION TWENTY SIX (26), A DISTANCE OF 256.3 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD R.O.W.; THENCE RUNNING SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4,736.6 FEET; THENCE RUNNING NORTHWESTERLY AND PERPENDICULAR TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 603.6 FEET; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER (NW1/4, SE1/4) OF SECTION TWENTY SEVEN (27), A DISTANCE OF 69.8 FEET; THENCE RUNNING WESTERLY, A DISTANCE OF 1,510.9 FEET, TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE1/4), SAID POINT BEING 1,687.2 FEET NORTH OF SAID RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD R.O.W.; THENCE RUNNING NORTHERLY ALONG SAID WEST LINE OF SAID SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 531.0 FEET, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY SEVEN (27); THENCE RUNNING EASTERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4), A DISTANCE OF 1,314.1 FEET TO A POINT ON THE SOUTHEAST CORNER, OF THE SOUTH WEST QUARTER, OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SECTION TWENTY SEVEN (27); THENCE RUNNING NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4), OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY SEVEN (27), A DISTANCE OF 1,122.2 FEET; THENCE RUNNING EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4), A DISTANCE OF 1,323.9 FEET, TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4); THENCE RUNNING SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4), A DISTANCE OF 613.0 FEET, TO A POINT ON

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THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4), SAID POINT BEING 508.7 FEET NORTH OF THE SOUTHEAST CORNER, OF THE SAID NORTHEAST QUARTER (NE1/4); THENCE RUNNING EASTERLY AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4), OF SECTION TWENTY SIX (26), A DISTANCE OF 910.8 FEET; THENCE RUNNING NORTHEASTERLY AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD R.O.W., A DISTANCE OF 1,671.4 FEET; THENCE RUNNING NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW1/4), A DISTANCE OF 1,321.8 FEET TO THE POINT OF BEGINNING. SAID DISTRICT BOUNDARY CONTAINS A CALCULATED AREA OF 137.14 ACRES MORE OR LESS.

SECTION 3. Said improvement shall be made in accordance with plans and specifications prepared by the Engineer for the City who shall estimate the costs thereof, and submit the same to the City Council, and thereafter, bids for the construction of such sanitary sewer shall be taken and contracts entered into in the manner provided by law.

SECTION 4. The cost of construction of such sanitary sewer main connection district shall be reported to the City Council, and the Council, sitting as a Board of Equalization, shall determine benefits to abutting property by reason of such improvement pursuant to Section 16-6,103, R.R.S. 1943. The special benefits shall not be levied as special assessments but shall be certified by resolution of the City Council to the Hall County Register of Deeds. A connection fee in the amount of the special benefit accruing to each property in the district shall be paid to the City of Grand Island prior to such property being connected to the sanitary sewer main in such district. No property thus benefited by sanitary sewer main improvements shall be connected to the sanitary sewer main until the connection fee is paid.

SECTION 5. This ordinance shall be in force and take effect from and after its passage, approval and publication, without the plat, as provided by law.

SECTION 6. This ordinance, with the plat, is hereby directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

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SECTION 7. After passage, approval and publication of this ordinance, notice of the creation of said district shall be published in the Grand Island Independent, a legal newspaper published and of general circulation in said City, as provided by law.

Enacted: April 11, 2017

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

SANITARY SEWER TAP DISTRICT 540T
EXHIBIT "A"

